




# Howard County

Department of Planning and Zoning

**Subject:** Testimony and Request to file legislation  
*General Plan 2000* PSA Amendment 2007-1  
(St. Francis of Assisi)

**To:** Lonnie R. Robbins, Chief Administrative Officer

**From:** Marsha S. McLaughlin, Director   
Department of Planning and Zoning

**Date:** February 13, 2007

This memo is to request the Administration file legislation to amend the *General Plan 2000* boundary for the Planned Service Area for public water and sewerage.

On January 25, 2007, the Planning Board of Howard County, Maryland considered a petition by St. Francis of Assisi Roman Catholic Church, for an amendment to *General Plan 2000* to adjust the Planned Service Area (PSA) boundary of the Master Plan for Water and Sewerage to include a religious facility situated on an approximately 12.47-acre parcel known as 8300 Old Columbia Road, Fulton, Maryland. St. Francis of Assisi Roman Catholic Church, is a religious facility, and is the subject of Board of Appeals case BA 95-12E, approving a Special Exception for a religious facility. The Department of Planning and Zoning found that the property meets requirements under CB 44-2002 and CB 18-2006 and is thus consistent with *General Plan 2000*. No one spoke in opposition to the proposal. The Planning Board voted 4 to 0 to recommend approval with noted conditions.

The Department of Planning and Zoning's testimony in the form of the Technical Staff Report and the Planning Board's recommendation are attached. There are no fiscal impacts to the County, since the Church will pay all costs associated with water and sewer service.

Should you have any questions, please feel free to contact me at extension 4301.

cc: Joan Kennedy  
Bill Mackey  
Jennifer Sager, Legislative Coordinator

1 ST. FRANCIS OF ASSISI CHURCH

\*

BEFORE THE

2 PETITIONER

\*

PLANNING BOARD

\*

3 OF

4 CB CASE

\*

HOWARD COUNTY, MARYLAND

5 \* \* \* \* \*

6 **MOTION:**

To recommend approval of the Petitioner's request to amend the General Plan boundary for the Planned Service Area for Public Water and Sewerage to include a religious facility on certain parcels owned by the St. Francis of Assisi Church under certain conditions; clarifying the conditions under which the boundary of the Planned Service Area may be expanded for parcels with institutional or public uses; and generally relating to the 2000 General Plan.

12 **ACTION:**

Recommended approval 4 to 0.

13 \* \* \* \* \*

14 **RECOMMENDATION**

15 On January 25, 2007, the Planning Board of Howard County, Maryland, considered the petition of the  
16 Department of Planning and Zoning, for an amendment to the Howard County *General Plan 2000* to expand the  
17 Planned Service Area for Public Water and Sewerage service to certain parcels owned by the St. Francis of Assisi  
18 Church under certain conditions; clarifying the conditions under which the boundary of the Planned Service Area  
19 may be expanded for parcels with institutional or public uses; and generally relating to the 2000 General Plan.

20 The petition, the Department of Planning and Zoning Technical Staff Report and Recommendation, and the  
21 proposed Council Bill, were presented to the Board for its consideration. The Department of Planning and Zoning  
22 recommended approval stating the Bill is consistent with criteria in the *General Plan 2000*, which limits expansion of  
23 the PSA for public or institutional uses to parcels which adjoin the PSA boundary, without any intervening parcels, if  
24 there is capacity in the water and sewer systems to provide service. St. Francis of Assisi Church meets the qualifying  
criteria.

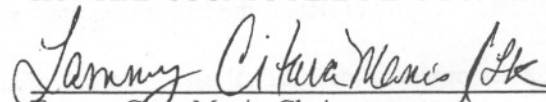
1 In response to questions from the Planning Board, Andy Porter of Civil Design Services, requested that the  
2 timeframe for extending water and sewer service be 10 years. The Church proposed to extend water and sewer  
3 service to the property frontage on MD 216 within five years and to complete the connection to the Church within 10  
4 years as part of the planned expansion of the Church facilities. The Church must obtain conditional use approval for  
5 facility expansion. The Church stated that they will be applying for an amendment to the conditional use to reflect  
6 revisions to their plans. The Church is seeking the General Plan Amendment at this time in order to be sure water and  
7 sewer service will be available as it begins the process of reviewing plans, seeking the conditional use and fund  
8 raising.

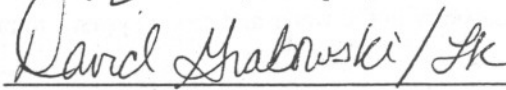
9 Mr. Grabowski moved to recommend approval of the Petitioner's request to amend the General Plan  
10 boundary for the Planned Service Area for Public Water and Sewerage, and Ms. Dombrowski seconded the motion.  
11 The Board discussed retaining the integrity of the boundary and its discomfort with an unprecedented 10 year  
12 window for the Church's expansion and completion of the water and sewer connection primarily because plans and  
13 ownership could change. However, the Board recognized the Church's fund raising constraints. The Board amended  
14 the motion to recommend that the 10 year period to complete the connection be based on either the date of the  
15 General Plan Amendment or approval of the revised conditional use, whichever the Office of Law decided best meets  
16 intent of the General Plan.

17 The amended motion passed with a vote of 4 to 0.

18 For the foregoing reasons, the Planning Board of Howard County, Maryland, on this 8<sup>th</sup> day of February,  
19 2007, recommends that the Petitioner's request to amend the *General Plan 2000*, to authorize extension of water and  
20 sewerage service to certain parcels owned by St. Francis of Assisi Church, be **APPROVED**.

21 HOWARD COUNTY PLANNING BOARD

22   
23 Tammy CitaraManis, Chairperson

24   
25 David Grabowski, Vice-Chairperson

1  
2  
3  
4  
5  
6  
7  
8  
9  
10  
11  
12  
13  
14  
15  
16  
17  
18  
19  
20  
21  
22  
23  
24  
25

Linda Dombrowski /LK  
Linda Dombrowski

Gary Rosenbaum /LK  
Gary Rosenbaum

ATTEST:

Marsha McLaughlin  
Executive Secretary